



Planning Commission

October 6, 2022

4680 E. Los Coyotes Diagonal
Conditional Use Permit
Application No. 2208-26

4680 E. Los Coyotes Diagonal

Project Site

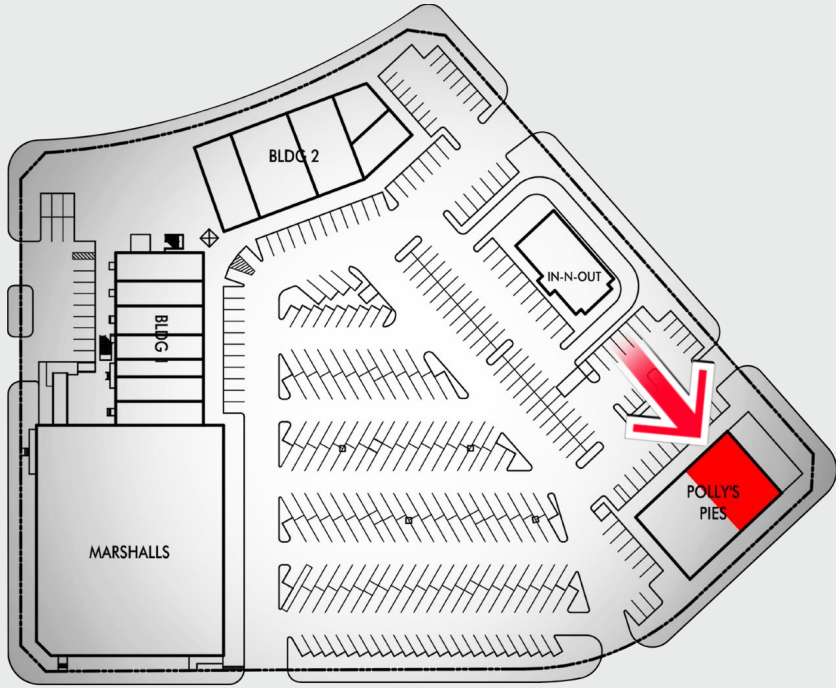


- **Location** – 4680 E. Los Coyotes Diagonal
- **Zoning** – Community Auto-Oriented Commercial (CCA)
- **General Plan** – Neighborhood Serving Corridor-Low (NSC-L)
- **Site Area** – 5.46 acres (238,125 Square Feet)
- **Current Development** – Commercial Shopping Center w/ approx. 64,400 square-feet and 352 parking spaces
- **Surrounding Land Uses**
 - **North** – Commercial / Residential
 - **South** – Commercial Center
 - **East** – Commercial Center
 - **West** – Commercial Center

4680 E. Los Coyotes Diagonal

Project Proposal

- **Alcohol License Request** – Type 21
License for the sale beer, wine and distilled spirits for off-site consumption within a new convenience market



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Conditional Use Permit Requirements

- **Applicability**

- Conditional Use Permit required for the sale of beer, wine, and distilled spirits for off-site consumption within 500' of residential properties

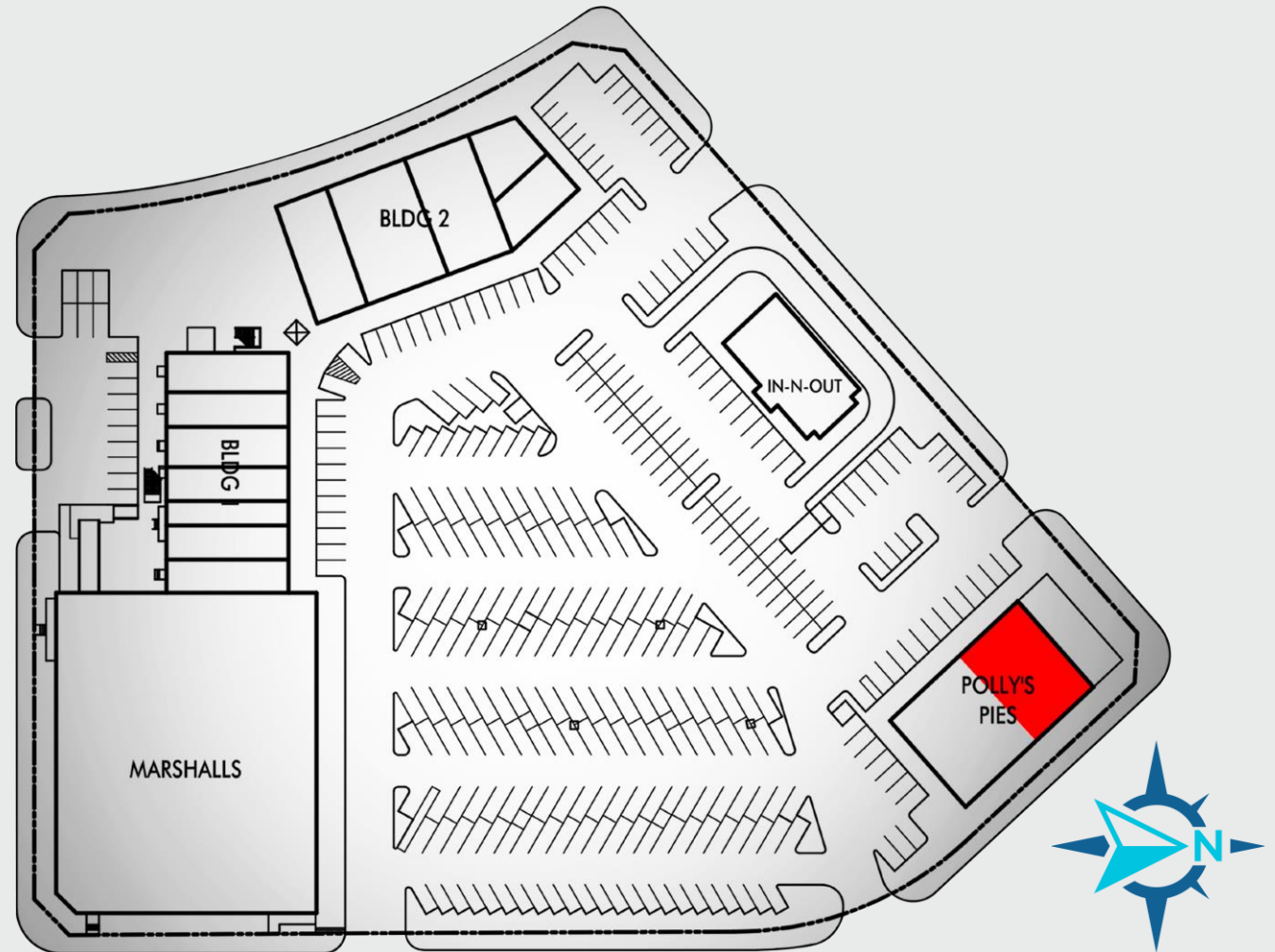
- **Key Required Findings**

- Parking shall be provided equivalent to new construction
- The use shall not be in a reporting district that is overconcentrated with existing alcohol establishments
- The use shall not be in a Police Reporting District with a high crime rate

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CUP Findings - Parking

- **Required Parking for Tenant Space** – 14 Spaces
- **Required Parking for Commercial Center** – 322
- **Total Parking** = 352



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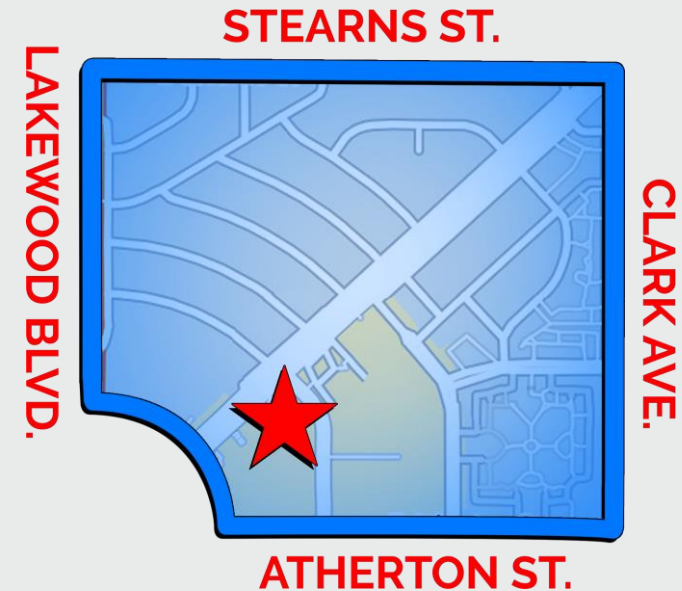
CUP Findings - Overconcentration / Crime Stats

Census Tract 5749.02



- Recommended number of Off-sale premises: **3 maximum**
- Current number of Off-sale premises: **5**
- Project approval will increase level of overconcentration

Police Reporting District 562



- 2021 Crime Rate: **151**
- High Crime Threshold: **116**
- Calls for Service: **25** (9/2021 – 9/20/22)

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Conditions of Approval

- Noise control
- Hours of operation
- Prohibition of loitering and queuing of patrons
- Security measures
- Site maintenance and cleanup
- Container sizes
- Quantities
- Requirements for food sales

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Recommendation

- Approve, subject to Conditions of Approval